

ATGLEN BOROUGH COUNCIL

BUSINESS MEETING

MONDAY, MARCH 7, 2016

President Charles Palmer Jr. called the meeting of the Atglen Borough Council to order on Monday, March 7, 2016 at 7:00 pm in the Borough Hall. The following members were present:

Charles Palmer Jr.	Jim Chapman	Brian Hahn
Carol McGrath	Denim Kurtzhals	Mayor Brian Wenzka

PUBLIC WORKS MANAGER'S REPORT

Bryan Umble reviewed the monthly Water and Sewer report. Well # 4 is being tested regularly for nitrates. All reports have shown the nitrate levels below the DEP maximum standards. March is a busy month for annual reports. In mid-March we will begin the next round of new water meter installations. The staff will be trimming the trees on Main Street.

OCTORARA SOCCER CLUB

John Mickel and Kent Buohl presented a capital improvement wish list for Atglen Park. The Octorara Soccer Club uses the field for travel teams. 60 to 75 children play during the season. The Club offered to make a financial contribution along with in-kind services to address some of the items on their improvement list.

REFINANCE 2010 LOAN – PRESENTATION BY JAMIE SCHLESINGER, PUBLIC FINANCIAL MANAGEMENT GROUP

Five banks responded to the Request for Proposal to refinance the 2010 Note. The most favorable proposal was received from CNB Bank, Indiana, PA. CNB is offering for the first five years a fixed rate of 1.936%. Thereafter the rate will be variable with a stated cap. The savings over the loan term are estimated to be at least \$ 283,000.

President Palmer asked if the public had any questions or comments before he asked for Council action. There was none.

President Palmer asked for motions.

1. Refund the General Obligation Note, Series of 2010; Refinance said Note; and Accept the Form of Proposal from CNB Bank Dated February 10, General Obligation Note, Series of 2016 – Motion to approve was made by McGrath/Kurtzhals with all members in agreement.

2. Appointment of Jamie Schlesinger, Public Financial Management Group to serve as the Municipal Advisor for the Proposed General Obligation Note, Series of 2016 and the Refund of the Series of 2010 Note – Motion to Approve by Kurtzhals/Palmer with all members in agreement.
3. Appointment of Thomas J. O’Neill, Esq, Lamb McErlane PC, to Serve as the Bond Counsel for Matters Related to the Proposed General Obligation Note, Series of 2016; Refund the Series of 2010 Note; Termination of the Recovery Zone Economic Development Subsidy; and Prepare and Advertise the Ordinance – Motion to approve by Hahn/McGrath with all members in agreement.

BK CAMPBELL, FINAL MINOR SUBDIVISION PLAN, PROPOSED 3 LOTS

Joel Brown, who represents the owner, spoke about the BK Campbell Final Minor Subdivision Plan dated January 14, 2016 last revised February 29, 2016. The Final Plan calls for merging four parcels into three parcels following the Atglen and West Sadsbury municipal boundaries. No construction or development is proposed by the Final Plan.

Cory Rathman, the Borough Engineer, reviewed the Final Plan with Council. He recommended approval subject to the Subdivision and Land Development Ordinance waivers, West Sadsbury Township approval, and an access easement agreement.

The Borough’s Planning Commission reviewed the Final Plan at their February 24, 2016 meeting. They recommended approval subject to the waivers from the Subdivision and Land Development Ordinance. The planners required that the waivers be noted on the Final Plan.

President Palmer asked if the public had any questions or comments before he asked for Council action. There was none.

President Palmer asked for motions.

1. A motion by Kurtzhals/Chapman to accept the Subdivision and Land Development Ordinance waivers as noted on the Final Plan from Sections 402.C.3, 402.C.5, 403.C.3, 403.C.5, 403.D.3, 403.D.7, 607.A, and 607.B. All members were in agreement.
2. A motion was made by Chapman/Hahn to approve the Final Plan subject to the following conditions being met prior to the recordation:
 - A. The Final Plan must be approved by West Sadsbury Township.
 - B. An access agreement for lot 36-6-14.2 must be prepared and recorded for the easement identifying the access rights and maintenance responsibilities. The agreement must be reviewed and approved by the Borough Solicitor.

All members were in agreement.

PUBLIC COMMENT

John Kowba spoke about the current sewer fee and the impact the recent increases are having on his rental property. He suggested the user fee be based on water consumption.

Joe Henderson, an owner of a rental property, also spoke about the sewer rate. He believes the costs are too high and are adversely affecting his rentals.

The Council explained the factors going into developing the sewer rate.

John Zak spoke about extending his existing fence with maintaining the 6' height limit. The Zoning Officer had told his wife that a variance is required because the height exceeds the front yard fencing requirements. The Manager discussed the cost to file a variance and the process for amending the Zoning Code.

COUNCIL ACTION ITEMS

1. Appointment of Charles H. Palmer Jr. as Representative and Brian Hahn as Alternate Representative to the Western Chester County Council of Government – Motion to approve by Kurtzhals/Chapman with all members in agreement.
2. Application for Traffic Signal Approval to PennDot, Routes 41 and 372, Resolution # 535-16 – PennDot is funding this upgrade as a component of the Route 372 Bridge project. Motion to approve made by McGrath/Kurtzhals with all members in agreement.
3. Tank's Lawn Care, Grass Cutting, Years 2016 and 2017 – Motion to approve the proposal dated February 21, 2016 made by Kurtzhals/Hahn with all members in agreement.
4. February 1, 2016 Council Minutes, February 10, 2016 Council Minutes, Treasurer's Report, Bills of Approval, Department and Advisory Reports – Motion to approve made by McGrath/Palmer with all members in agreement.

COUNCIL DISCUSSION ITEMS

1. Atglen Valley, Proposed 91 Single Family Lots - A motion was made by Chapman/Hahn to authorize the Solicitor and Engineer to work with Brian Campbell on the development of a zoning overlay district with the condition that Mr. Campbell reimburses the Borough for professional services. All members were in agreement.
2. Downtown, Veterans' Banners – Mayor Wenzka said the price range of the banners to be installed on Valley Avenue was \$ 295 to \$ 350. He is working on getting the sponsors.

3. Employee Handbook Committee - Hahn/Kurtzhals/Manager will serve on this committee.
4. Comprehensive Plan – The current plan dates back to Year 2000 and is in need of an update. The Chester County Planning Commission can serve as the consultant. The Manager recommends this be an issue based plan. Council is supportive but wants a better understanding of the scope of the project and costs. The Manager will invite the County to attend an upcoming Council meeting.
5. PSAB Webinars and Annual Conference – Denim Kurtzhals and Caren Andrews expressed an interest in attending one day of the PSAB Conference. Council approved.

MANAGER’S COMMENTS

Caren Andrews read aloud her report and responded to questions. The Borough auditor is working on the 2015 Audit. The Borough received the annual State Motor License payment and grant for the AAM Estimate #7, Old Gap Newport Bridge.

VISITORS’ COMMENTS: No Comments

JUNIOR COUNCIL PERSON’S COMMENTS

Courtney Burkhardt announced the musical “Into the Woods” will be performed at the high school. Spring sports are starting. The SAT test has been revised with the new version rolling out this month.

MAYOR’S COMMENTS

The Atglen Library received their State funding and will be paying back the Borough’s short term loan. The library is searching for a new part time Director.

COUNCIL MEMBERS’ COMMENTS: No Comments

Motion to adjourn was made at 9:35 pm by Kurtzhals/McGrath.

Respectfully submitted,

Carol McGrath
Recording Secretary